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झारखण्ड JHARKHAND

2019/JSR/4036/BK1/3708

डॉ. अशोक कुमार 499/19  
500 दिनांक 19/6/17 को  
कमाल डे डी/के  
4/9/19



A. K. PRADHAN  
ADVOCATE  
CIVIL COURT, JAMSHEDPUR

जु 2 जा 4  
04/09/19



सु म्वाता न- 440, सु प्लॉट न- 1849  
द्वे प्रतिबंधित सुची में दर्ज नहीं है।

2019/00/303  
04.09.19  
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4/9/19

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 04TH DAY  
OF 'SEPTEMBER' 2019 AT JAMSHEDPUR; BY:

4/9/19

21/11/2019  
5/16/20  
04/09/19

2

**SMT. GIRIJA DEVI**, (PAN – EXPPD4060R & UID No.6523 6221 6595), wife of Late Raghubansh Prasad, by faith Hindu, by Caste Soundik - Bania, by occupation Household affairs, Nationality Indian, resident of Kunwar Singh Road, Rajendra Nagar, Mango, P.S. Ulidih (Mango), Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831012, hereinafter called the **SELLER** (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**.

**IN FAVOUR OF**

**SMT. BABITA DEVI**, (PAN – AFLPD0209G and UID No.2064 1963 1948), wife of Shri Om Prakash Prasad, by faith Hindu, , by Caste Soundik - Bania, by occupation Household affairs, Nationality Indian, resident of 257, Kunwar Singh Road, Rajendra Nagar, Mango, Near Shri Jani Residency, P.S. Ulidih (Mango), Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831012, hereinafter called the **PURCHASER** (which expression shall unless, excluded by or repugnant to the context, mean and include her legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**.

**NATURE OF THE DEED:** **DEED OF SALE**

**CONSIDERATION AMOUNT:** **Rs.10,00,000/- (Rupees Ten lakhs) only.**

**WHEREAS**, the Seller Smt. Girija Devi above referred, vide a registered Deed of Sale, bearing Deed No.3169 (Sl. No.3943), dated 03.07.1993, purchased all that piece and parcel of raiyati land, presently of Homestead nature, measuring an area 0-2-0 (Two) Kathas i.e. 60'ft. X 24'ft., being in Portion of New Plot No.1849, recorded under New Khata No.440, situated in Mouza Dimna, **P.S. Mango (Ulidih)**, Thana No.1643, within JNAC/ MNAC Survey

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Ward No.9, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, for valuable consideration amount, from its previous lawful owner and recorded raiyat Aswini Kumar Das, son of Amrit Lal Das of Dimna, Jamshedpur and since its purchase, the Seller has been in peaceful possession of the same, without any let, hindrance or interruption from any other person or persons and is the sole, absolute and lawful owner thereof, by exercising all acts of ownership thereto;

**AND WHEREAS**, the Seller in order to further ensure her right, title and interest over the aforesaid purchased landed property, has mutated the same, in her own name from the office of the Superior landlord, the State of Jharkhand, through C.O., Jamshedpur, vide Mutation Case No.378/ 94-95, Order dated 13.12.1994 and since the Seller is paying rent for the aforesaid landed property and obtained rent receipt in her own name, which has entered in Register – II, in Volume No.8, Page No.169;

**AND WHEREAS**, the Seller, owing to her other commitments, being in need of money decided and subsequently agreed with the Purchaser for **ABSOLUTE AND OUTRIGHT SALE** of the land, measuring **0-1-0 (One) Katha, i.e. 12'ft. X 60'ft. equivalent to 1.65 Decimals**, more fully described in the Schedule below, out of her aforesaid total purchased land, for a total consideration amount of **Rs.10,00,000/- (Rupees Ten lakhs) only**;

**NOW THIS DEED OF SALE WITNESSETH:**

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.10,00,000/- (Rupees Ten lakhs) only**, paid by the purchaser to the seller, by Cheque/ Cash, the receipt of which sum the seller does hereby admits and acknowledge as full, final and highest consideration amount of the schedule below land and does hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and

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04/15/94  
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Ward No.9, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, for valuable consideration amount, from its previous lawful owner and recorded raiyat Aswini Kumar Das, son of Amrit Lal Das of Dimna, Jamshedpur and since its purchase, the Seller has been in peaceful possession of the same, without any let, hindrance or interruption from any other person or persons and is the sole, absolute and lawful owner thereof, by exercising all acts of ownership thereto;

**AND WHEREAS**, the Seller in order to further ensure her right, title and interest over the aforesaid purchased landed property, has mutated the same, in her own name from the office of the Superior landlord, the State of Jharkhand, through C.O., Jamshedpur, vide Mutation Case No.378/ 94-95, Order dated 13.12.1994 and since the Seller is paying rent for the aforesaid landed property and obtained rent receipt in her own name, which has entered in Register – II, in Volume No.8, Page No.169;

**AND WHEREAS**, the Seller, owing to her other commitments, being in need of money decided and subsequently agreed with the Purchaser for **ABSOLUTE AND OUTRIGHT SALE** of the land, measuring **0-1-0 (One) Katha, i.e. 12'ft. X 60'ft. equivalent to 1.65 Decimals**, more fully described in the Schedule below, out of her aforesaid total purchased land, for a total consideration amount of **Rs.10,00,000/- (Rupees Ten lakhs) only**;

**NOW THIS DEED OF SALE WITNESSETH:**

- 1) THAT, in pursuance of the above and in consideration of the aforesaid sum of **Rs.10,00,000/- (Rupees Ten lakhs) only**, paid by the purchaser to the seller, by Cheque/ Cash, the receipt of which sum the seller does hereby admits and acknowledge as full, final and highest consideration amount of the schedule below land and does hereby sale, convey, transfer and deliver the same, together with all its right, title, interest and

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possession, privileges and advantages the seller here before enjoyed over the scheduled property UNTO AND TO THE USE of the purchaser, absolutely and forever.

- 2) THAT, from today, the seller has also delivered the physical possession of the schedule below property in favour of the purchaser and the purchaser from this day shall possess and enjoy the schedule below land as its absolute owner in every possible manner with power to dispose of the same in any manner she likes, without any let or hindrance of the seller, her heirs or any other person/s claiming through her.
- 3) THAT, the schedule below property hereby sold and transferred in favour of the purchaser, is free from all encumbrances, liens or charges and prior to this transfer the seller has not sold or otherwise alienated the same or part thereof to any other person(s) and if for any defect of title or possession of the seller over the schedule below land the purchaser suffers any loss due to dispossession from the same or part thereof then the seller shall remain liable to compensate all such losses sustained to the purchaser.
- 4) THAT, the Purchaser shall or may construct other house and/ or other structures, whatsoever she likes, over the schedule below plot of land or part thereof at her absolute discretion and take electricity, water connection from the concerned authority in her own name.
- 5) THAT, henceforth the purchaser shall be at liberty to mutate her name in the Office of the landlord, the State, through the C.O., Mango, Jamshedpur and the Purchaser shall also be at liberty to have or get her name registered in the Office of Mango Notified Area Committee and accordingly shall pay the Municipal/ Holding and/or ground rent, other charges/ taxes etc. in respect of the scheduled property, in her own name.

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04/09/19

- 6) THAT, the seller hereby also assures the purchaser that she shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the scheduled property to further ensure the right, title and interest of the purchaser over the same.
- 7) THAT the seller has handed over all relevant documents in respect of the schedule below property to the purchaser.

**SCHEDULE**

(Description of the property hereby sold)

ALL THAT piece and parcel of raiyati homestead land, measuring an area **0-1-0 (One) Katha, i.e. 12'ft. X 60'ft. equivalent to 1.65 Decimals**, being in Portion of New Plot No.1849, recorded under New Khata No.440, situated in **Mouza DIMNA, P.S. Mango (Ulidih)**, Thana No.1643, within JNAC/ MNAC Survey Ward No.9, bearing **Holding No.0090006025000C2**, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, Pargana Dhalbhum, State of Jharkhand, which is in Feet, Dimension and bounded as follows:-

<u>Side</u>	<u>Size</u>	<u>Boundary</u>
NORTH :	12'ft.	NH-33;
SOUTH :	12'ft.	Yuvraj Complex;
EAST :	60'ft.	Girija Devi Nij (Rest Portion);
WEST :	60'ft.	Smt. Babita Devi.

Annual rent Rs.16.50 Paise only, payable to the Landlord, the State of Jharkhand, through the C.O., Mango, Jamshedpur.

The land aforementioned is shown in RED COLOUR in the map enclosed herewith, which will be treated as a part of this Sale Deed.

The schedule above property is situated at Main Road.

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04/09/19

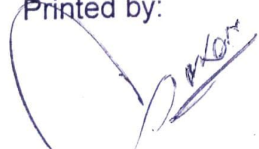
IN WITNESS WHEREOF, the Seller has hereunto signed at Jamshedpur, on this Deed of Sale, on the day, month and year first above mentioned.

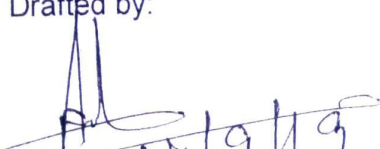
Read over and explained the contents of this Deed to the Seller and she has admitted all the contents to be true and correct.

Advocate  
A. K. PRADHAN  
ADVOCATE  
CIVIL COURT, JAMSHEDPUR  
E. NO. 3343/2005

WITNESSES:

1. लोरेडा पिका  
पिता श्री लक्ष्मीश्वर पिका  
12 नरुण पार्क 2 फोरथ्रो  
रोड मानगो
2. श्रीम प्रकाश प्रसाद  
पिका. ए. रघुवंश प्रसाद  
कुँवर सिंह रोड उलीडीह कशमिन्दुनागद  
धाना - उलीडीह मानगो जमशेदपुर

Printed by:  
  
Jsr. Court.

Drafted by:  
  
Advocate A. K. PRADHAN  
ADVOCATE  
CIVIL COURT, JAMSHEDPUR

Handwritten notes: 17/2/19, 04/09/19, 7



ATTESTED  
A. K. PRADHAN  
ADVOCATE  
CIVIL COURT, JAMSHEDPUR

Babita Devi  
04/09/19  
(SMT. BABITA DEVI)

(PURCHASER)

Signature of Purchaser with  
Photograph and fingerprints.

Certified that the fingerprints of the left hand of each person, whose  
photograph is affixed in the document, have been obtained by me or before  
me.

Advocate  
A. K. PRADHAN  
ADVOCATE  
CIVIL COURT, JAMSHEDPUR  
E. NO. - 3548/2005.





I, **SMT. BABITA DEVI**, wife of Shri Om Prakash Prasad, by faith Hindu, by Caste Soundik - Bania, by occupation Household affairs, Nationality Indian, resident of 257, Kunwar Singh Road, Rajendra Nagar, Mango, Near Shri Jani Residency, P.S. Ulidih (Mango), Town Jamshedpur, District East Singhbhum, State of Jharkhand, Pin – 831012, do hereby solemnly affirm and declare as follows:-

- 1) That I am Indian Nationality since birth and at present residing at the above mentioned address.
- 2) That I am the sole purchaser of ALL THAT piece and parcel of raiyati homestead land, measuring an area **0-1-0 (One) Katha**, i.e. **12'ft. X 60'ft. equivalent to 1.65 Decimals**, being in Portion of New Plot No.1849, recorded under New Khata No.440, situated in **Mouza DIMNA, P.S. Mango (Ulidih)**, Thana No.1643, within JNAC/ MNAC Survey Ward No.9, Town Jamshedpur, District Sub-Registry Office at Jamshedpur, District East Singhbhum, Pargana Dhalbhum, State of Jharkhand.
- 3) That, till date I have not avail, the benefit of Sale Deed on rupees one provided by the State of Jharkhand, vide its Notification Ref. Nos.499 and No.500, both dated 19.06.2017.
- 4) That the statement made above are true and correct and I undertake to remain liable to the authorities concerned, if any statement are found to be incorrect and false.

**Verification**

The statements made above are true to the best of my knowledge, information & belief and I sign this today at Jamshedpur.

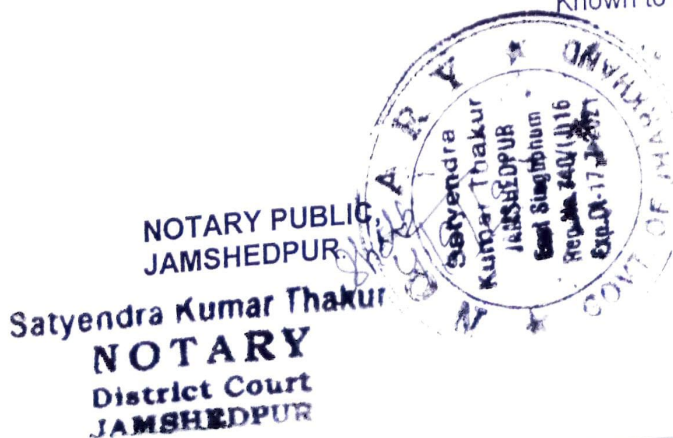
Identified by:-

Sri

Advocate, Jamshedpur.

**Babita Devi**  
Deponent

Known to me and has signed in my presence.



Advocate 19/19